



## Planning and Zoning Board Minutes September 13, 2016

Chair Gary Thomas  
Vice Chair Dayna Miller  
Member Fred Hilton  
Member Anthony Wright  
Member Virginia Johns  
School Board Member Rob Hyatt

City Manager Traci L. Gresham

Planning and Zoning Board  
At 6:30 PM  
to address the item(s) below.

Meeting Date: September 13, 2016

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

### PLANNING AND ZONING BOARD MEETING MINUTES

#### CALL TO ORDER

Chair Gary Thomas called the meeting to order. Member Fred Hilton and Member Anthony Wright were absent.

#### INVOCATION

Chair Gary Thomas led the Invocation.

#### PLEDGE TO THE FLAG

The Board led the Pledge of Allegiance.

#### APPROVAL OF THE AGENDA

There were no changes to the Agenda.

#### I. OLD BUSINESS

None

#### II. NEW BUSINESS

A. Approval of the Minutes from July 12, 2016

**Vice Chair Dayna Miller motioned to accept the minutes; seconded by Member Virginia Johns. Passed by unanimous consent.**

B. Pilot Forest Lot 18 Final Plat: A request by George F. Young, Inc., applicant and agent for Paul Elkins, property owner, for consideration of the replat of a  $\pm$ .51 acre subject property located in the Pilot Forest subdivision. Tax Parcel No. 03980-003-018 (Quasi-Judicial Hearing)

Planning Assistant Michelle Lightsey swore in all parties entering testimony in the hearing. Planner Adam Hall, AICP, presented the Staff Report.

Stacy Hall, PSM George F. Young, Inc., Applicant/Agent for the property owner, availed himself for questions.

**Vice Chair Dayna Miller moved that based upon the competent substantial evidence presented at this hearing, the presentation before the Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Virginia Johns. Motion Passed 3 - 0 in a roll call vote.**

- C. Sanctuary Oaks Final Plat: A request by Causseaux, Hewett, & Walpole, Inc., applicant and agent for Pamela Neff, property owner, for consideration of the subdivision of a ±37 acre subject property into 6 lots. Tax Parcel No. 05936-004-000 (Quasi-Judicial Hearing)

Planning Assistant Michelle Lightsey swore in all parties entering testimony in the hearing. Planner Adam Hall, AICP, presented the Staff Report.

Thomas Bon, PSM, Causseaux, Hewett, & Walpole, Inc., Applicant/ Agent for the property owner, availed himself for questions. Vice Chair Dayna Miller requested clarification on the access to the property.

Planner Adam Hall, AICP, stated access would be from NW 59th Terrace.

**Member Dayna Miller moved that based upon the competent substantial evidence presented at this hearing, the presentation before this board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in Compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve. seconded by Member Virginia Johns. Motion Passed 3 - 0 on a roll call vote.**

- D. Large Scale Comprehensive Plan Amendment (Text): A request by Craig Brashier, AICP, of Causseaux, Hewett & Walpole, Inc., for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the text of the City of Alachua Comprehensive Plan that would limit the density on Tax Parcel Numbers 03974-004-000 and 03974-005-000 to .93 units per acre (Legislative Hearing).

Planning Assistant Michelle Lightsey swore in all parties entering testimony in the hearing.

Principal Planner Justin Tabor, AICP presented the Staff Report for items 2D, 2E and 2F.

Craig Brashier, Causseaux, Hewett, & Walpole, Inc., Applicant/ Agent for the property owner, provided a presentation and availed himself for questions.

**Member Virginia Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Comprehensive Plan Text Amendment to the City Commission, with a recommendation to approve.**

Ronald Anderson stated his concerns regarding the application, including density of the proposed amendment and additional traffic in the area.

Leslie Flage stated his concerns regarding the application, including poor condition of existing roads.

Justin Tabor, AICP clarified that the City's intent is to improve the existing lime rock surface to an asphalt surface and at this time there is no intent to widen the roadway.

Craig Brashier, Causseaux, Hewett, & Walpole, Inc., Applicant/ Agent for the property owner, clarified the intent is to apply an asphalt surface to the existing road and no removal of trees.

Christian Cao stated his concerns regarding the application, including the proposed density, additional traffic, and that such traffic may use roads within Pilot Forest.

Ariana Jones stated her concerns regarding the application, including the proposed density, additional traffic, and that such traffic may use roads within Pilot Forest.

**Motion Passed 3 - 0 in a roll call vote.**

- E. Large Scale Comprehensive Plan Amendment: A request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tara Village, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on a ± 21.64 acre property. Consisting of Tax Parcel Numbers 03974-004-000 and 03974-005-000 (Legislative Hearing).

The Staff presentation for the preceding item was incorporated into the record for this hearing.

Vice Chair Dayna Miller requested clarification on the buffers proposed on the property.

Craig Brashier of Causseaux, Hewett, & Walpole, Inc. stated the proposed buffers exceed the required buffers.

Vice Chair Dayna Miller requested clarification on public comments received at the neighborhood meeting.

Craig Brashier of Causseaux, Hewett & Walpole, Inc., stated comments concerning the density and zoning of nearby areas and traffic were made during the meeting and are similar to the comments that are being made at tonight's meeting.

**Member Dayna Miller moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Virginia Johns.**

Ron Anderson stated his concerns regarding the application, including the potential location of proposed storm water basins.

Leslie Flage stated his concerns regarding the application, including density and the property owner's intentions for a parcel owned by the applicant to the north of this property.

Member Virginia Johns requested clarification on the distance between existing development and the development that would occur within this project.

Craig Brashier, Causseaux, Hewett & Walpole, Inc., stated there would be approximately 200 feet between existing development to the north and proposed development.

Ariana Jones requested clarification on whether the proposed property would contain a fence around the buffer area.

Craig Brashier, CHW stated this would be determined at the site plan (preliminary plat) phase.

**Motion Passed 3 - 0 in a roll call vote.**

- F. Site-Specific Amendment to the Official Zoning Atlas: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for Tara Village, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agriculture (A) to Planned Development – Residential (PD-R) on a ±21.6 acre subject property. Consisting of Tax Parcel Numbers 03974-004-000 and 03974-005-000 (Quasi-Judicial Hearing.)

The Staff presentation for the preceding item was incorporated into the record for this hearing.

**Vice Chair Dayna Miller moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 24 conditions provided in Exhibit "A" and located on page 34 of the September 13, 2016, Staff Report to the Planning & Zoning Board; seconded by Member Virginia Johns.**

Leslie Flage stated his concerns regarding the application, including existing traffic that may be created by the project and using dirt roads to travel to NW 94th Ave.

Christian Cao stated his concerns regarding the application and cited traffic.

Ronald Anderson stated his concerns regarding the application, including traffic, the existing condition of NW 157th St, and potential impacts to existing trees along NW 157th St as a result of its improvement.

Ariana Jones stated her concerns regarding the application, and cited traffic.

School Board Member Rob Hyatt noted that access for school busses may be limited, however, he is not familiar with that area.

Vice Chair Dayna Miller stated that it is important for the public to voice their opinions at meetings and to continue to voice such opinions at future hearings for this item.

City Attorney Marian Rush clarified to the public that they can receive a copy of the staff report from the Planning and Zoning Department. Attorney Rush also stated that there are twenty-four conditions proposed by Staff for this item and asked the applicant /agent to confirm agreement with the twenty-four conditions. Attorney Rush let the public know that this item would go to the City Commission on October 10, 2016 at 6:30 pm in the Commission Chambers.

Craig Brashier, Causseaux, Hewett, & Walpole, Inc., Applicant/ Agent, indicated agreement with all twenty-four conditions.

**Motion Passed 3 - 0 in a roll call vote.**

**III. BOARD COMMENTS/DISCUSSION**

Planning Director Kathy Winburn stated that a Planning & Zoning Board Meeting is currently not anticipated for October.

**IV. CITIZENS COMMENTS**

Ariana Jones requested clarification on the road improvement planned for NW 157th Street.

Craig Brashier, Causseaux, Hewett, & Walpole, Inc., stated that currently it is planned to be a resurfacing of the existing roadway.

Thomas Hubbard wanted to clarify that the upcoming City Commission meeting for items 2D, 2E and 2F would be posted on the website.

City Attorney Marian Rush stated when the agenda would be posted on the website for the aforementioned City Commission Meeting.

**ADJOURN**

**Member Virginia Johns motioned to adjourn; seconded by Vice Chair Dayna Miller. Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison